

REAL ESTATE TRANSFER
TAX PAID 55
STAMP #
\$ 23.20
Michelle Utsler
RECORDER
7-28-03 Madison
DATE COUNTY

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰
5⁰⁰

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FILED NO. **4415**
BOOK 2003 PAGE 4415
2003 JUL 28 PM 12:13
(12:13 PM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912



Individual's Name: Harvey and Janet Aldridge
Street Address: 2946 HWY 92
PO Box 37
City: Patterson, IA 50218

Phone: _____
SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Fifteen Thousand and No Cents-----(\$15,000.00)
Dollar(s) and other valuable consideration,
Richard M. Martin and Edna M. Martin, husband and wife
do hereby Convey to
Harvey Van Aldridge and Janet Rae Aldridge, husband and wife

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

The East 2/3 of all that part of the Southwest Quarter (SW¹/₄) of the Southeast Quarter of Section Twenty-nine (29), Township Seventy-six (26) West of the 5th P.M., Madison County, Iowa lying South of the South line of the public highway known as Iowa Primary Road #92 and North of the right-of-way formerly used by the Chicago, Rock Island and Pacific Railway Company.

This Deed is in fulfillment of the Real Estate Contract dated May 8, 1999 and filed for record with the Madison County Recorder's Office on June 23, 1999 in Record Book 131 at Page 671.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA, _____, ss:

Dated: July 22, 2003

MADISON COUNTY,

On this 22nd day of July, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard M. Martin and Edna M. Martin

Richard M. Martin (Grantor)
Edna M. Martin (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Elisha R. Busch

(Grantor)



Notary Public

(Grantor)